

**201904080027**04/08/2019 09:01 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor**After recording, return to:**

Jason M. Whalen
Ledger Square Law, P.S.
710 Market Street
Tacoma, WA 98402

Document Title(s) (or transactions contained therein)

Order of Default and Default Judgment and Decree of Foreclosure of Lien

Grantor(s) (Last name, first, then first name and initials)

1. Landmark Property Management & Design Services, LLC, a Washington limited liability company
2. Nyberg, Carl and Nyberg, Jane Doe, husband and wife and their marital community

☐ Additional names on page _____ of document.**Grantee(s)** (Last name first, then first name and initials)

1. Beyler Consulting, LLC, a Washington limited liability company

☐ Additional names on page _____ of document.**Legal Description** (abbreviated: i.e., lot, block plat or section, township, range, qtr./qtr.)☒ Legal is on Page 3 of document. NE NE 22/34/01**Reference Number(s)** of Documents assigned or released:

201805220035

☐ Additional numbers on page _____ of document.**Assessor's Property Tax Parcel/Account Number**

P19558 34012200320005, P19584 3401221003008, and P19606 3401232001007

- ☐ Property Tax Parcel ID is not yet assigned
- ☐ Additional parcel numbers on page _____ of document.

18-2-01368-29
DFJG 10
Default Judgment
6202677



I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 3-29-19



MELISSA BEATON, County Clerk

By: Mary Dubs
Deputy Clerk

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2019 MAR 26 PM 1:58

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT

BEYLER CONSULTING, LLC, a Washington
limited liability company,

Plaintiff,

v.

LANDMARK PROPERTY MANAGEMENT
& DESIGN SERVICES, LLC, a Washington
limited liability company; and CARL
NYBERG and JANE DOE NYBERG, husband
and wife and their marital community,

Defendants.

NO. 18-2-01368-29

ORDER OF DEFAULT AND DEFAULT
JUDGMENT AND DECREE OF
FORECLOSURE OF LIEN

JUDGMENT SUMMARY

1. Judgment Creditor: Beyer Consulting, LLC, a Washington nonprofit corporation
2. Judgment Debtors: Landmark Property Management & Design Services, LLC, a Washington limited liability company; and Carl Nyberg and Jane Doe Nyberg, husband and wife and their marital community
3. Principal Judgment Amount: \$ 13,130.00
4. Accrued Unpaid Interest: \$ 2,363.40
(at \$6.48 per diem from 3/27/18 to 3/26/19)
5. Late Charges: \$ n/a

ORDER OF DEFAULT
AND DEFAULT JUDGMENT - 1

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Tacoma, WA 98402
PHONE 253-327-1900
FAX 253-327-1700

6. Attorney Fees: \$ 2,226.92

7. Costs: \$ 516.27

8. *Principal Judgment Amount shall bear interest at 18% per Annum.*

9. *Attorney fees, costs and other recovery amounts shall bear interest at 18% per Annum.*

10. Attorney for Judgment Creditor: Jason M. Whalen
Ledger Square Law, P.S.
710 Market Street
Tacoma, WA 98402

DEFAULT JUDGMENT AND DECREE OF FORECLOSURE

THIS MATTER having come before the undersigned Court on the motion of Plaintiff, Beyler Consulting, LLC, by and through its attorneys, Ledger Square Law, P.S., Jason M. Whalen, and Grady R. Heins, the Court having examined the records and files herein, and the Declaration of Landon Beyler, and otherwise being advised in the premises, it is now therefore,

ORDERED, ADJUDGED AND DECREED that the Defendants and all other persons or parties unknown claiming any right, title, estate, lien, or interest in the real estate described herein, are now in default pursuant to CR 55, and it is further

ORDERED, ADJUDGED AND DECREED that Plaintiff is entitled to the entry of Default Judgment against the Defendants, in the amount of \$13,130.00, plus interest at the contract rate of 18% from March 27, 2018 until paid, plus an award of Plaintiff's attorney's fees, in the amount of \$2,226.92, plus recoverable costs in the amount of \$416.27, which includes \$270.00 for filing fees, \$125.00 for the service of process fees, \$21.27 for certified mailings, and approximately \$100.00 for recording fees, with interest accruing on all such amounts at the contract rate of 18% per annum until paid, and it is further

ORDERED, ADJUDGED AND DECREED that the Notice of Claim of Lien for Assessments ("Lien") held by Plaintiff covering the real estate in City of Anacortes, Skagit

ORDER OF DEFAULT
AND DEFAULT JUDGMENT - 2

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County, Washington, Tax Parcel Nos. P19606, P19584, and P19558, commonly known as 15163, XXX, and XXX Rosario Road, Anacortes, WA, and legally described as:

(0.2800 AC) THE SOUTH 40 FEET OF THE EAST 300 FEET OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M. AND THAT PORTION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., LYING NORTHERLY OF THE COUNTY ROAD KNOWN AS COUGAR GAP ROAD, EXCEPT THE NORTH 40 FEET OF THE EAST 300 FEET OF THE WEST 680 FEET THEREOF AND (80.0000AC) DF-72 AF #778682; THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 23, TOWN 34 NORTH, RANGE 1 EAST, W.M. DESCRIBED AS FOLLOWS: SKAGIT COUNTY ASSESSOR'S TAX PARCEL #P19558 34012200320005, P19584 3401221003008, AND P19606 3401232001007.

which was recorded in the office of the Skagit County Auditor on May 22, 2018, under Auditor's File No. 201805220035, be, and the same hereby is, adjudged and decreed to be a first and paramount lien on the above-described real property, as against the Defendants named herein, as security for the payment of Plaintiff's judgment herein set forth; and that said Lien be, and it hereby is, foreclosed and the property herein described is hereby ordered sold by Sheriff of Skagit County, Washington, in the manner provided by law, and the proceeds thereof shall be applied to the payment of the judgment, interest, attorneys' fees, costs and increased costs and interest, and it is further

ORDERED, ADJUDGED AND DECREED that all right, title, claim, or interest of the Defendants and all of the persons claiming by, through, or under them, or any of them, in and to the above-described real estate, or any part thereof, is inferior and subordinate to Plaintiff's Lien and is hereby foreclosed, except only for the statutory right of redemption allowed by law, and except for other senior liens as provided by law, and it is further

ORDERED, ADJUDGED AND DECREED that Plaintiff is permitted to become a bidder and purchaser at such sale, and it is further

ORDER OF DEFAULT
AND DEFAULT JUDGMENT - 3

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1 **ORDERED, ADJUDGED AND DECREED** that the purchaser at such sale be forthwith
2 let into possession of the property, and it is further

3 **ORDERED, ADJUDGED AND DECREED** that Plaintiff is awarded an equitable lien
4 upon the Property and be subrogated to the interests of prior lienholders to the extent of payments
5 made during the redemption period to protect its interests under the Lien. And it is further
6

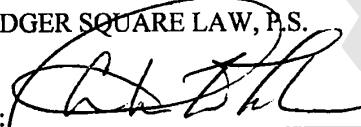
7 **ORDERED, ADJUDGED AND DECREED** that Plaintiff is awarded a deficiency
8 judgment to the extent its judgment and costs of sale exceed the proceeds of the sheriff's sale.

9 DONE IN OPEN COURT this ____ day of March 2019.

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11 
12 JUDGE/COURT COMMISSIONER

13 Presented by:

14 LEDGER SQUARE LAW, P.S.

15 
16 By: Jason M. Whalen, WSBA #22195
17 Attorney for Plaintiff
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